



108 SCHOOL ROAD, YARDLEY WOOD, B14 4JR

OFFERS AROUND £215,000

- DRIVEWAY
- LOUNGE
- EXTENDED KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- PORCH
- DINING ROOM
- CONSERVATORY
- SHOWER ROOM
- POPULAR LOCATION

School Road runs from Yardley Wood Road and leads to Highfield Road in Hall Green. At the nearby Yardley Wood roundabout one will find useful shopping facilities. Local schooling can be found within the area and all education facilities are subject to confirmation from the Education Department at Birmingham City Council.

Local bus services operate within Yardley Wood Road giving access to Solihull and the City of Birmingham and Yardley Wood Railway Station is also on the bus route.

There is a railway station in Yardley Wood offering commuter services to Birmingham and Stratford-upon-Avon. For those wishing to take advantage of the motorway network, a short drive along Yardley Wood Road will bring you to High Street, which continues into Maypole Lane giving access to the A435 bypass which leads to junction 3 of the M42.

A most convenient location therefore for this modern detached property which is set back in the slip road with paved and gravel driveway leading to UPVC double glazed doors opening into

PORCH

Having entrance door leading to the

HALLWAY

Having double glazed window to side aspect, recessed lights, central heating radiator, under stair storage cupboard, wooden flooring, stairs rising to first floor landing and doors leading to lounge, kitchen and dining room

LOUNGE

14'6" into bay x 9'11" (4.42m into bay x 3.02m)



Having double glazed bay window to front aspect, log burner, ceiling light point, central heating radiator and coved corning to ceiling

DINING ROOM

13'3" into bay x 9'11" (4.04m into bay x 3.02m)



Having double glazed bay window with double glazed door to conservatory, ceiling light point and central heating radiator

KITCHEN

14'11" x 8'2" (4.55m x 2.49m)



Having double glazed window to rear aspect, double glazed door to rear garden, a range of wall, base and drawer units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap, four ring gas hob with extractor over, electric double oven, space and plumbing for washing machine and dishwasher, space for tumble dryer and fridge freezer, under stair storage cupboard housing gas central heating boiler, tiling to splash prone areas and tiled floor

CONSERVATORY

16'2" x 8'2" (4.93m x 2.49m)



Having double glazed french doors to the rear garden, double glazed windows, two ceiling light points, central heating radiator and laminate flooring

FIRST FLOOR LANDING

Having double glazed window to side elevation, loft access, ceiling light point and doors off to the three bedrooms and the shower room

BEDROOM ONE

14'11" into bay x 9'6" (4.55m into bay x 2.90m)

Having double glazed bay window to front elevation, ceiling light point and central heating radiator

BEDROOM TWO

13'3" into bay x 9'6" (4.04m into bay x 2.90m)



Having double glazed bay window to rear elevation, ceiling light point and central heating radiator

BEDROOM THREE

7'2" x 6'5" (2.18m x 1.96m)

Having double glazed window to front elevation, ceiling light point and central heating radiator

SHOWER ROOM

7'5" x 6'3" (2.26m x 1.91m)



Having double glazed window to rear elevation, walk in shower with thermostatic shower, vanity unit incorporating wc and wash hand basin, heated towel rail and tiled walls

REAR GARDEN



Having paved path with the rest laid mainly to lawn with paved path leading to two timber sheds and borders with mature shrubs and trees and gated access to the front of the property

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION
From our Shirley office proceed along the A34 Stratford Road towards Hall Green. At Robin Hood Island take the second exit into Robin Hood Lane. Proceed to the first island bearing left into Highfield Road. Proceed along Highfield Road, passing Yardley Wood Railway Station, turn left into Priory Road. Proceed along Priory Road and turn right into School Road where the property can be found on the right hand side, as identified by our Agent's For Sale Board.

TENURE
We are advised that the property is Freehold but we are awaiting confirmation of this from the vendors solicitors.

VIEWING
By appointment only please with the Shirley office on 0121 744 2801.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property

THE CONSUMER PROTECTION REGULATIONS
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

